

## Applicant Submission

Received 2019 June 12

### Introduction

500 144 AV NW is located in the northwest Calgary community of Livingston. This property was part of an outline plan that received approval in 2015 to guide the area for future community development. A 2.3 hectare (5.7 acre) portion of the property is currently designated Residential - Low Density Multiple Dwelling (R-2M), Residential - Low Density Mixed Housing (R-G and R-Gm) and Special Purpose - School, Park and Community Reserve (S-SPR). This land use application proposes to modify the land use districts and outline plan to accommodate Residential - Low Density Mixed Housing (R-G) and Special Purpose - School, Park and Community Reserve (S-SPR).

### Purpose of Redesignation

The original outline plan for this area was approved in 2015. The R-2M semi-detached condominium parcel and the R-Gm garden lots originally intended for the subject site have fallen out of demand. In consideration, the subject site is proposed to be realigned to accommodate approximately 53 single-detached R-G dwellings. This reconfiguration will still retain appropriate access, provide the required 10% Municipal Reserve and ensure a minimum density of 20 units per hectare (8 units per acre) for the original 2015 outline plan area.

### Policy Considerations

The subject site falls under the Keystone Hills Area Structure Plan and this plan identifies the subject site to be within the Neighbourhood Area. The Neighbourhood Area is intended to provide a wide range of housing forms and affordability levels, with a minimum average residential density of 20 units per hectare (8 units per acre). Housing may include single-detached, semi-detached, townhouses, rowhouses, ground-oriented multi-residential development and secondary suites. These areas should be a pedestrian-oriented environment, with a block-based transportation pattern that offers multiple routing options for residents.

### Summary

The envisioned development for the subject site anticipates the construction of 53 single-detached lots. To allow for this development and to meet the required Municipal Reserve requirement for the neighbourhood, it is proposed that the subject site be redesignated to R-G and S-SPR. The resulting housing form and density aligns with the requirements of the Keystone Hills Area Structure Plan. In this regard, we respectfully request the City of Calgary's support for this application.